



Crescent Spring Condominiums Spring 2009 Newsletter

www.crescentspring.com



FYI

- Restoration has begun on Building 10 with new siding. The large dumpster that is sitting right in front of the building is being used by the construction company to dump their supplies and old materials.
- Please refrain from using the large dumpster to dump your trash, as it will not be emptied until the renovations are complete. Please continue to use the Metro trash cans located in the trash corrals as they are dumped weekly.
- The trash corrals are to be used to dump small trash. Please do not leave large items (i.e., doors, etc.) inside the trash corral areas. They need to go into the regular dumpsters. If they don't fit, please contact Mulloy Properties for other options.
- For those residents who did not have the opportunity to have their dryer vent inside their unit cleaned, there is still time. The company who cleaned the dryer vents has agreed to offer a cleaning at the discounted price of \$10 for those residents who would like to do so. Please contact Mulloy Properties to find out when you can set a time to have your inside unit cleaned out.
- The large trash pick-up will be **June 22**. Please have all your large items to be discarded over by the dog walk area at the front of the community by June 21.
- Please remember to report any security lights that are not functioning to Mulloy Properties so that they can be repaired immediately.
- Many thanks to those residents who take the initiative to improve the beauty of the community. Please remember that it is important that if you choose to plant a tree near your unit, an official request to the board must be made before you plant a tree in the community. There are some trees that are prevented from being planted because they disrupt the foundation after they get big. The association is trying to avoid damage to the foundation due to certain trees.
- Please remember that if you plan to have a satellite dish installed, you must have board approval. All satellite dishes installed **MUST** be freestanding.
- Please remember that **Mulloy Properties** is employed by the Crescent Spring Condominium community to manage and control the community. Included in this newsletter are the community notification and escalation procedures. Please review and refer if you have any community concerns.
- The next visit from A1 Pest Control will be June 8.

Community Pool

- As the weather gets warmer, more residents will be heading to the pool to cool off. Please remember that the pool is a community pool and that it will not be reserved for private use.
- There are rules posted at the pool. To maintain the safety of the community, please adhere to all the rules when at the pool.
- Please also adhere to the time limits of the pool usage. Late night swimming will be prohibited.
- If you or your friends play volleyball and would like to go swimming, please remember to wash your feet off before getting into the pool. The sand in the pool could damage the lining as well as the filter. Thank you!

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Our Community Dogs

- There has been ongoing concern about some residents not using the dog walk areas. What is occurring is dogs are urinating in the grass, which is killing the grass.
- When you take your dogs to the dog walk areas, please keep your dogs from urinating on the nearby landscaping (i.e., shrubs oramentals in mulched areas.)
- Some residents have addressed concern that the current dog walk areas are too far away from their unit and it is difficult for their dogs to make it to either area. Their solution to this situation is to add another dog walk area closer to the residents who live near the pool.
- The board is aware of the dog situation and is considering a potential dog station. We will discuss this issue at our June board meeting.
- Attached is a copy of the community dog amendment stating location of dog curbing areas. This document, which is for your reference, was amended by the community board in May 1996.

Kudos!!!

- Many thanks to the volunteer(s) who power washed the sidewalk by the pool restroom.
- Many thanks to the volunteers who planted flowers in the island in front of building 10, 15 and 16.
- Thanks to Lyman who financed some landscaping sod between building 3 and building 4.

The next Board meeting will be June 24 at 6:00 pm at 304 Crescent Spring Dr.

Crescent Spring Condominiums Board

President	David Breckenridge	372 Crescent Spring Drive	breckend01@yahoo.com	894-9738
Vice President	Veronica Eberlein	419 Ledgeview Park Dr.	veroncsc@yahoo.com	897-3298
Treasurer	Sherry Roby	369 Crescent Spring Drive	revsroby@aol.com	896-0957
Recorder	Desrie Nisbett	304 Crescent Spring Drive	aerobidez@netzero.net	432-6715
Member at Large	Lyman Martin	314 Crescent Spring Drive	Lymanthree@msn.com	897-7559

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Unit Owner's Standard Notification and Escalation procedures

As a friendly reminder, the CSC Board has employed Mulloy Properties as the responsible managing agent to control and manage the Regime. Mulloy's 24-hour emergency phone pager is 502-891-3261. Mulloy's daytime business number is 502-891-4143. If you feel that due diligence is not being given to your need(s) by Mulloy, please contact a board member and provide written documentation of the issue. It is suggested any verbal contact communication with Mulloy should also be followed up with dated written documentation. Email is considered written documentation. Mulloy's website is www.mulloyproperties.com. An electronic version of the CSC master deed is available at their website. Click on the "Condo Management" tab then click on the "Click here for Community File Downloads". Beth Holt (bholt@mulloyproperties.com) & Ambar Gabbard (agabbard@mulloyproperties.com) represent our community. CSC's website www.crescentspring.com (no S after spring) has information that may answer generic questions.

Mulloy should be the **first point of contact**, if you have **any** question, concern or complaint about the following items:

- Lawn Care Services
 - Grass cutting/Leaf Removal
 - Mulch/Shrubs/Weeds
 - Snow/Ice Removal
 - Tree Limbs
- Trash Removal
- Roofing Issues and Gutter Cleaning
- Designated Areas For Animal Waste or Large Item(s)
- Legal, Property or Financial Documents
 - Flood Insurance/Condo Insurance/Master Deed
 - Number of Units/Sq Footage/Old Newsletter(s)
 - Maintenance Fees/Assessments Fees
- Exterior Lighting/Street Lighting
- Swimming pool (Rules, Pool Tags and Deck Reservations), Volley Ball Court and Tennis Court
- Interior Plumbing and Exterior Plumbing
- Chimney and Dryer Vents
- Animals – Domesticated, Doggie station locations, wild or homeless animals.
- Windows, Front Doors, and Patio Doors
- Parking Guidelines/Abandoned Cars
- Pot Holes
- Mailboxes
- Acceptable Signs and their designated locations
- Gas Grills
- Patio Decks, Patio Expansion and Gas Grills
- Exterior Stairs
- Sidewalks & Porch
- Satellite Dish, Cable/Phone Lines and TV Antennas
- Landport Login Information (for tracking of specific maintenance requests)
- A1 Pest Control
- Unsafe Driving/Car Speed

Updates to Personal Emergency Contact Information

AMENDMENT TO REGIME RULE

REGIME RULE 15 (as amended and adopted on 5/24/88)

The maintenance, keeping, breeding, boarding and raising of animals or poultry of any kind, regardless of number, shall be and is hereby prohibited within any condominium unit or upon any common elements except that this shall not prohibit the keeping of one small dog under thirty pounds in full grown weight, one cat or caged birds as domestic pets provided that they are not kept or maintained for commercial purposes or for breeding.

Amended to: The maintenance, keeping, breeding, boarding and raising of animals or poultry of any kind, regardless of number, shall be and is hereby prohibited within any condominium unit or upon any of the common elements except that this shall not prohibit the keeping of small household domestic pets such as dogs, cats and caged birds provided that they are not kept or maintained for commercial purposes or for breeding. Because of the inevitable stress which dogs place upon lawns and landscaping, no condominium unit shall contain more than one small dog. Two areas within the Regime are designated as the SOLE areas for the curbing of dogs and are the ONLY areas in which it is acceptable for animals to relieve themselves. One is the small meadow across Bickel opposite the Regime entrance. The other is at the opposite end of Crescent Spring Drive to the right of the stand of garbage cans, off the end of Building 16/Unit 376. Scoopers are available at both locations and owners are expected to scoop routinely their animal's solid waste and dispose of it in a sanitary manner. Should a dog relieve itself outside one of the designated areas, the owner is expected to immediately clean up after it. Failure to comply with these procedures will result in the assessment of fines.

In no event shall any animal be permitted in any of the common elements of the Regime unless carried or on a leash. The owner of such animal shall indemnify the Council and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in the Regime. If a dog or other animal becomes obnoxious to other unit owners by barking, biting, eliminating in undesignated areas or otherwise, the owner thereof must cause the problem to be corrected; or if it is not corrected, the unit owner, upon written notice by the Board, shall be required to dispose of the animal.

CRESCENT SPRING CONDOMINIUMS
BALANCE SHEET
APRIL 30, 2009

ASSETS

CASH		
REPUBLIC BANK [. . .903]	\$	15,917.84
OPERATING 2		165.57
MONEY KT - CAB		1.09
CAPITAL RESERVE - HILLARDS LYO		56.86
CAPITAL RESERVE - FRANKLIN		51,881.63
		68,022.99
TOTAL CASH		
		68,022.99
CURRENT ASSETS		
ACCOUNTS RECEIVABLE		16,319.99
		16,319.99
TOTAL CURRENT ASSETS		
		16,319.99
PROPERTY & EQUIPMENT		
BUILDING, EQUIPMENT, FURNITURE		96,849.00
ACCUMULATED DEPRECIATION		(56,833.47)
IMPROVEMENTS		11,534.00
		51,549.53
TOTAL PROPERTY & EQUIPMENT		
		51,549.53
TOTAL ASSETS		
	\$	135,892.51

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
ACCOUNTS PAYABLE	\$	1,023.11
PREPAID MAINTENANCE FEES		5,344.71
		6,367.82
TOTAL CURRENT LIABILITIES		
		6,367.82
TOTAL LIABILITIES		
		6,367.82
CAPITAL		
RETAINED EARNINGS		144,146.39
CURRENT PROV. EQUITY RESERVE		(14,621.70)
		129,524.69
TOTAL CAPITAL		
		129,524.69
TOTAL LIABILITIES & CAPITAL		
	\$	135,892.51